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THE DEPUTY COMMONWEALTH STATISTICIAN, BOX 1433J, G.P.O., ADELAIDE

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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

MARCH QUARTER 1962

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period January 1957 to March 1962 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in Local Government areas. The information has been compiled from returns collected from all builders of "new buildings".

DEFINITIONS

NEW BUILDINGS: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as rail-ways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also COMPLETIONS). The values shown in Table 4 represent the value of work done on new buildings during the period.

COMMENCEMENTS: A building is recorded as commenced when work on the foundations has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETIONS: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

Table 1 shows that 2,168 houses were commenced and 1,838 completed during March quarter 1962, an increase of 430 commencements and a decrease of 728 completions on figures for the previous quarter. Although the number of commencements was higher than for December quarter 1961, it was lower than for June and September quarters 1961. The number of houses completed was the lowest since March quarter 1959 when completions numbered 1,832.

The number of flats commenced (83) was the lowest since June quarter 1957 (73) and the number completed (126) the lowest since June quarter 1958 (78).

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly the result of the unequal incidence of individual large contracts. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations.

The number employed on all jobs of builders of new buildings (Table 6) again declined; the number recorded as employed at 30th March 1962 (11,954) was 80 less than the number at 20th December 1961.

As shown in Table 7 a large proportion of home building continues to be concentrated within a few local government areas. During the quarter ended 31st March last 737 (80.6 per cent) of dwellings completed in metropolitan local government areas were in the Municipal Corporations of Burnside, Campbelltown, Enfield, Marion, Mitcham, West Torrens, and Woodville; of dwellings completed outside the metropolitan area 56.8 per cent were in the near metropolitan District Councils of Munno Para, Noarlunga, Salisbury, and Tea Tree Gully. Completions in the Whyalla City Commission area accounted for a further 11.7 per cent.

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TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses	(a)	Flats	(a)(b)	Total Dwellin		Other New Buildings (c)	Total New Buildings
	No.	€‡000	No.	£1000	No.	€1000	€1000	£†000
			COMMEN	CED DUR	ING PERIC	D		
Year Ended								
31st Dec. 1957 1958	6,898 7,141	22,281	371 769	840 1,831	7,269 7,910	23,121	10,941	34,062 39,444
1959 1960	8,665 9,473	28,189	713 713	1,717	9,378	29,906	17,293 20,077	47, 199 54,007
1961	8,440	28,122	563	1,346	9,003	29,468	21,582	51,050
Quarter ended -							And the state of t	
31st Dec. 1960 31st Mar. 1961	2,342 2,067	7,826 6,865	134 114	295 266	2,476 2,181	8,121	8,310 4,893	16,431 12,024
30th June 30th Sept.	2,286	7,516 7,928	113 155	237 329	2,399 2,504	7,753 8,257	8,144 4,793	15,897
31st Dec.	1,738	5,813	181	514	1,919	6,327	3,752	10,079
31st Mar. 1962	2,168	7,226	83		2,251	7,441	7,329	14,770
			COMPLE	red duri	NG PERIO	D		
Year ended - 31st Dec. 1957	7,318	23,539	316	716	7,634	24,255	12,073	36,328
1958 1959	7,705 8,628	25,030 27,983	562 591	1,342 1,389	8,267	26,372	16,272 14,754	42,644
1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279
1961	9,119	31,026	709	1,862	9,828	32,888	18,904	51,792
Quarter ended - 31st Dec. 1960	2,513	8,600	283	764	2,796	9,364	6,481	15,845
31st Mar. 1961 30th June	2,076	7,216 7,888	155 230	404 698	2,231 2,563	7,620 8,586	4,753 4,749	12,373 13,335
30th Sept.	2,144	7,229	181	442	2,325	7,671	3,734	11,405
31st Dec. 31st Mar. 1962	2,566	8,693	143 126	318 284	2,709 1,964	9,011 6,526	5,668 5,186	14,679
		UNDER	CONSTR	UCTION A	T END OF	PERIOD		
Year ended -								
31st Dec. 1957	5,495 4,931	17,580	225	510 995	5,720 5,363	18,090	17,349 16,123	35,439 32,823
1959	4,968	15,705	432 554	1,367	5,522	17,575	18,885	36,460
1960 1961	5,062 4,383	16,849	477 331	1,305	5,539 4,714	18,154 15,108	20,832 23,758	38,986 38,866
Quarter ended -			the same of the sa					
31st Dec. 1960 31st Mar. 1961	5,062 5,053	16,849	477 436	1,305	5,539 5,489	18,154 17,882	20,832 20,994	38,986
30th June	5,006	16,441	319	728	5,325	17,169	24,558	41,727
30th Sept. 31st Dec.	5,211 4,383	17,212	293 331	616 808	5,504 4,714	17,828	25,611 23,758	43,439 38,866
31st Mar. 1962	4,713	15,440	288	776	5,001	16,216	25,885	42,101

⁽a) Excludes dwellings attached to "other new buildings".
(b) Includes "Home Units".
(c) Includes value of attached dwellings.

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TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period		Contract-	Built			Owner-Bui	lt	(a)
101100	Brick,	Stone, etc.	Other	(b)	Brick, S	tone, etc.	Other	
	No.	€1000	No.	£1000	No.	€1000	No.	€1000
		COMMEN	CED DURI	NG PERIO	D			
Year ended -								
31st Dec. 1957 1958 1959 1960 1961	4,417 4,917 6,547 7,674 6,981	14,544 16,174 21,793 26,317 23,515	883 886 1,109 950 749	2,375 2,329 3,014 2,592 2,128	1,295 1,074 822 708 568	4,605 3,733 2,943 2,746 2,169	303 264 187 141 142	757 610 439 353 310
Quarter ended -								
31st Dec. 1960 31st Mar. 1961 30th June 30th Sept. 31st Dec. 31st Mar. 1962	1,940 1,664 1,879 2,022 1,416 1,853	6,521 5,586 6,251 6,857 4,821 6,227	192 170 251 170 158 171	541 502 707 488 431 471	177 181 128 133 126 120	693 669 484 533 483 481	33 52 28 24 38 24	71 108 74 50 78 47
		COMPLE	TED DURIN	G PERIO				
Year ended -								
31st Dec. 1957 1958 1959 1960 1961	4,510 4,946 6,064 7,200 7,421	14,751 16,291 20,024 24,738 25,487	1,022 920 1,091 1,030 750	2,724 2,433 2,953 2,821 2,114	1,485 1,491 1,192 975 782	5,301 5,435 4,325 3,653 3,042	301 348 281 174 166	763 871 681 451 383
Quarter ended -								
31st Dec. 1960 31st Mar. 1961 30th June 30th Sept. 31st Dec. 31st Mar. 1962	1,904 1,631 1,957 1,747 2,086 1,478	6,617 5,719 6,632 5,995 7,141 5,070	268 188 151 213 198 168	751 543 444 587 540 473	285 218 191 140 233 165	1,090 859 732 543 908 636	56 39 34 44 49 27	142 95 80 104 104 63
		UNDER CONSTRU	JCTION AI	END OF	PERIOD			
Year ended -								
31st Dec. 1957 1958 1959 1960 1961	2,976 2,951 3,434 3,908 3,468	9,415 9,341 11,235 12,927 11,279	341 303 321 241 240	925 818 883 668 682	1,849 1,432 1,062 795 581	6,392 4,937 3,711 2,957 2,110	329 245 151 118 94	848 609 379 297 229
Quarter ended - 31st Dec. 1960 31st Mar. 1961 30th June 30th Sept. 31st Dec. 31st Mar. 1962	3,908 3,941 3,863 4,138 3,468 3,843	12,927 12,968 12,689 13,627 11,279 12,588	241 223 323 280 240 243	668 635 897 796 682 674	795 758 695 688 581 536	2,957 2,788 2,549 2,535 2,110 1,962	118 131 125 105 94 91	297 312 306 254 229 216

⁽a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

⁽b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 916 "other" type houses completed during 1961 (750 contract-built and 166 owner-built) 848 were of fibro-cement construction valued at £2,291,000, and 63 of weatherboard with a value of £194,000. During March quarter 1962 there were 160 (£422,000) fibro-cement and 34 (£112,000) weatherboard houses completed.

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			1				-	
	Year E	nded		and the same of th	Quarter	Annual designation of the second		
	31st	31st	31st	31st	30th	30th	31st	31st
Type of Building	Dec.	Dec.	Dec.	Mar.	June	Sept:	Dec.	Mar.
	1960	1961	1960	1961	1961	1961	1961	1962
		7	7	2222		h	According to the second post of	
	NCED DU	RING PE	RIOD (€ (000)				
Business Premises -	00	0 700	12 220	-/-	F40	4 0051	200	700
Hotels etc. & Shops	5,198		3,338		512			799
Factories	3,166			1,188	826	643	435	2,372
Other (b)	4,322		1,319	730	3,233		863	876
Educational & Health	4,259		1,655	1,742	3,147	1,317	1,549	2,727
All Other (c)	3,132		1,018	668	426	AND THE PROPERTY OF THE PERSON NAMED AND THE PERSON	577	555
Total	20,077	21,582	0,370	4,893	8,144	4,793	3,752	7,329
COMPT	ETED DU	סדאות מד	DTOD ((1000)				
Business Premises -	ETEN DO	RING PE	WION (a. 000)				
Hotels etc. & Shops	2,702	2.191	1,279	626	510	292	1,063	380
Factories	2,972		1,202	567	1,252		775	698
Other (b)	5,126		1,021	1,753	804	807	1,089	456
Educational & Health	5,127		2,121	1,439	1,212	1,097	1,395	3, 152
All Other (c)	2,668			368	971	736	1,346	500
Total		18,904		4,753	4,749	Ann market and with the second section of the second section of the	5,668	5,186
			-	1				
UNDER CC	NSTRUCT	ION AT	END OF	PERIOD	(£1000)			
Business Premises -								
Hotels etc. & Shops	4,000		4,000		3,958			4,642
Factories	3,109		3,109	3,748	3,371		2,871	4,560
Other (b)	3,535		3,535	2,517	5,020	5,273	5,047	5,468
Educational & Health	7,640			7,943	9,892			9,806
All Other (c)	2,548		2,548	2,832	2,317		1,342	1,409
Total	20,832	23,758	20,832	20,994	24,558	25,611	23,758	25,885
	S)	1	Lancate and the second second			-	

Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings,

(c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS: VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

	Year Er	nded			Quarter	Ended		
	31st	31st	31st	31st	30th	30th	31st	31st
Type of Building	Dec.	Dec.	Dec:	Mar.	June	Sept.	Dec.	Mar.
	1960		1960	1961	1961	1961	1961	1962
			€1	000	emanger on the second particle in the second particle of the second	Andrew Committee of the		
Houses (a)	28,431	26,547	7,265	6,467	6,509	7,2411	6,330	6,036
Flats	2,135			437	476	302	327	349
Total Houses & Flats		28,089		6,904	6,985			6,385
Business Premises -								
Hotels, Boarding Houses, etc.	1,075	773	239	82	103	294	294	146
Shops	1,704			799	748	1,132	788	789
Factories	3,146			1,105	1,314	715	500	730
Office Premises	2,454	1		528	556	601	931	970
Other (b)	2,220			539	563	455	287	377
Educational	3,000			1,034	1,331	1,593	1,298	979
Religious	471	575		175	138	160	102	92
Health	2,108			151	216	278	356	319
Entertainment & Recreation	542	743		144	206	169	224	129
Miscellaneous (c)	1,424			457	514	510	301	409
Total Other New Buildings				-				-
(Excl. Houses & Flats)	18,144	21,691	4,767	5,014	5,689	5,907	5,081	4,940

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc. (c) Includes defence buildings, homes for aged, homes for children, etc.

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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

		37	77. 7	7		<u> </u>		77 7 7		
		rear	Ende			·	rter !			,
Type of Building		st Dec.	31st Dec.		31st		30th			
		1960	1	961	1	1	June		1	Mar.
					1960	1961	1961	1961	1961	1962
	No.	£1000	No.	€1000			Numb	er		
		UP TO £	25,000)						
Business Premises -										
Hotels, Boarding Houses, etc.	14	194	18	222	4	-	5	1 6	1 7	2
Shops	160	939	86	578	31	23	20	23	20	20
Factories	126	1,111	83	786		30	15	24	14	20
Office Premises	35	365		328		6	8	10	5	12
Other (a)	147	1,291	96	925	37	22	26	30	18	29
Educational	102	638		981	22	29	45	43	31	20
Health	17	179	16	155	2	2	2	7	5	3
Religious	58	471	45	382	11	14	13	13	5	6
Entertainment & Recreation	58	380		317	12	15	15	11	7	11
Miscellaneous (b)	49	479	54	442	14	9	14	13	18	20
Total	766	6,047	623	5,116	172	150	163	180	130	143
		OVER £25	5.000							
Business Premises -		, TITE 00E	,,							
Hotels, Boarding Houses, etc.	6	408	7	669	1 1	. 1	2	1 3	1 1	1 1
Shops	12	3,657	17	1,231	2	5	1	10	1	3
Factories	27	2,055	29	2,306	5	11	9	5	4	9
Office Premises	17	1,637	11	4,168	4	1	5	4	1	9 2
Other (a)	22	1,029	13	459	6	4	5	3	1	3
Educational	25	2,984	29	4,265	9	12	6	8	3	15
Health	3	458	5	2,354	1		2	2	1	2
Religious	3	97	3	112	-	2	-	-	1	-
Entertainment & Recreation	3	298	3	177	2	-	1	1	1	-
Miscellaneous (b)	17	1,407	13	725	5	5	1	3	4	4
Total	135	14,030	130	16,466	35	41	32	39	18	39

(a) Includes service stations, warehouses, communication buildings, etc.(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

		Number	of persons	s engaged	on days	specified	- de la company	
Classification	17th Dec. 1958	16th Dec. 1959	14th Dec: 1960	30th Mar. 1961	30th June 1961	29th Sept 1961	20th Dec. 1961	30th Mar 1962
Contractors Sub-contractors Wage Earners	689 2,222 9,373	686 2,664 9,767	683 2,842 10,556	669 2,364 9,868	644 2,257 9,515	648 2,320 9,415	584 2,292 9,158	2,26
Carpenters Bricklayers Painters Electricians Plumbers Builders' Labourers Other	3,474 1,894 1,069 570 971 2,196 2,110	3,638 2,103 1,155 636 1,081 2,190 2,314	3,796 2,282 1,266 783 1,201 2,250 2,503	3,438 2,000 1,147 659 1,144 2,031 2,482	3,332 1,905 1,093 646 1,110 2,018 2,312	3,304 1,914 1,115 647 1,125 1,989 2,289	3,374 1,933 1,138 627 1,009 1,837 2,116	2,00
Total	12,284	13,117	14,081	12,901	12,416	12,383	12,034	11,95

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

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nor _e s nor _e s	360,51			100.31		Tri, St.	

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TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

TABLE 7 - NEW DWELLIN			· LOOAL	O A THEIAIMIN	Photograph and a second second second second		MODITUADIA	71	
	Year E	A NAME AND PARTY OF THE PARTY O		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Quarter	MANAGEMENT TO BE ADMINISTRATE OF THE STREET	A STATE OF THE PARTY OF THE PAR		
Local Government Area	31st	31st	31st	30th	30th	31st	31st	31st	
DOCAL GOVERNMENTO ALEA	Dec.	Dec.	Dec.	Mar.	June	Sep.	Dec.	Mar.	
	1960	1961	1960	1961	1961	1961	1961	1962	
Metropolitan -	The state of the s		*						
Adelaide	16	26	6	17	8	1	-	6	
Brighton	280	177	86	35	40	55	47	31	
Burnside	302	343	92	84	86	88	85	74	
Campbelltown	750	653	161	172	182	135	164	105	
Colonel Light Gardens	13	1		056	1	202	204	111	
Enfield	908	1,092	250	256	232	303	301	166	
Glenelg	68	71	15	25	19	16	11	11	
Henley and Grange	299	217	111	100	20	41	56 13	32	
Hindmarsh	16	40	3 10	4 3	13	9	8	9	
Kensington & Norwood	24 920	22 629	11	183	154	141	151	120	
Marion Mitcham	656	471	251 147	110	117	115	129	106	
Payneham	182	138	53	40	47	26	25	22	
Port Adelaide	237	388	52	98	125	80	85	37	
Prospect	49	35	22	6	17	7	5	3	
St. Peters	21	20	4	9	4	3	5 4	3 3 1	
Thebarton	10	3	5		1	2	-	1	
Unley	133	97	44	28	25	25	19	15	
Walkerville	19	18	5	5	7	3	3	-	
West Torrens	519	476	109	111	136	105	124	84	
Woodville	908	468	132	97	157	104	110	82	
Total	5,964	5,385	1,558	1,383	1,393	1,269	1,340	914	
Country -									
Angaston	24	39	10	13	10	4	12	6	
Berri	28	22	6	7	3	5 8	7	3 7	
East Torrens	25	29	3	6	10		5	7	
Encounter Bay	30	28	9	7	4	5	12	5 8	
Gawler	56	45	15	12	10	6.	17	8	
Kadina Corp'n	22	17	4	7	4	-	6	7	
Loxton	26	30	8	3	11	8	8	7	
Meadows	30	35	10	7	9	9	10	7	
Millicent	71	76	21	23	20	18	15	13	
Mt. Barker	15	33	6	9	9	5	53	33	
Mt. Gambier Corp'n	168	173	52	45	32	43	2	1	
Mt. Gambier D.C.	47	7 56	7	13	19	15	9	42	
Munno Para	29	43	18	10	12	2	19	10	
Murray Bridge Naracoorte Corp'n	44	33	12	8	8	8	9	4	
Noarlunga	116	244	44	43	54	48	99	92	
Onkaparinga	26	38	11	8	8	12	10	6	
Penola	23	23	4	12	4	3	4	2	
Pirie D.C.	23	4	2	-	1	1	2	-	
Pt. Augusta	82	89	22	26	28	23	12	15	
Pt. Elliot	24	23	7	3	7	4	9	6	
Pt. Lincoln Corp'n	55	51	11	6	14	14	17	12	
Pt. Pirie Corpin	35	20	6	8	3	2	7	2	
Renmark	38	33	10	8	10	6	9	7	
Salisbury	1,613	1,611	498	253	447	374	537	314	
Stirling	47	55	9	10	18	12	15	11 8	
Tatiara	28	43	12	10	7	10	16		
Teatree Gully	366	488	102	84	104	143	157	154	
Victor Harbor	23	29	116	82	131	127	106	124	
Whyalla City Comm.	421	446	116	1	7	11	19	13	
Willunga Other Country	27 620	574	181	5 127	167	129	151	137	
Other Country		4,479	1,246	863	1,178	1,063	1,375	1,059	
Total Total State	4,243	9,864	2,804	2,246	2,571	2,332	2,715	1,973	
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⁽a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings".

Commonwealth Bureau of Census & Statistics,

ADELAIDE, S.A. 7th June 1962.

D.L.J. AITCHISON

DEPUTY COMMONWEALTH STATISTICIAN

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